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GENERAL WARRANTY DEED

DEED RECORDS

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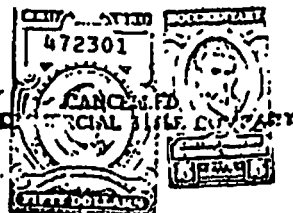
THE STATE OF TEXAS |
COUNTY OF HARRIS |

KNOW ALL MEN BY THESE PRESENTS,

036-27-0274

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THAT M. MICHAEL GORDON, a single man, and FRANK F. SPATA (the latter, not joined herein by his wife for the reason that the hereinafter conveyed property does not form or constitute any part of his business or residence homestead), of the County of Harris, State of Texas, (hereinafter called Grantors), for and in consideration of the sum of TEN (\$10.00) DOLLARS to them in hand paid by VIRGILL C. MCGINNES, TRUSTEE, (hereinafter called Grantee), the receipt and sufficiency of which is hereby acknowledged and confessed and the further consideration of the execution and delivery by Grantee of its one promissory note (sometimes referred to herein as "Indebtedness"), of even date, in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS, payable to the order of Grantors in quarter-annual installments of ONE THOUSAND (\$1,000.00) DOLLARS each, plus the interest accrued on the unpaid principal balance at the rate of six (6%) per cent per annum, the first of such installments of principal and interest to become due and payable on the 1st day of November, 1965, and a like installment to become due and payable on the 1st day of each and every succeeding calendar months of February; May, August and November thereafter until the full amount of principal and interest is paid, the whole of such note, if



not sooner paid, being due and payable on or before the 1st day of August, 1972 A.D.; such note containing the usual accelerating maturity, past due interest and attorney's fees clauses.

Have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the Grantee, of the County of Harris, State of Texas, the following described real property, to-wit:

TWENTY (20) acres of land out of that certain 190.8 acre tract, in the J. T. Harrell Survey, Abstract 330, Harris County, Texas, and which 190.8 acre tract was conveyed by Edward Shields, et ux, to M. Michael Gordon, et al, by deed dated November 15, 1943, and recorded in Volume 1297, Page 16, of the Deed Records of Harris County, Texas, and which Twenty (20) acre tract is more particularly described as follows:

BEGINNING at a stake on the North Edge of Market Street Road right of way at the Southeast corner of the G. M. Farmer 80 Acre Tract and the Southwest corner of the said 190.8 acre tract;

THENCE North along the East line of said G. M. Farmer 80 Acre Tract to a 3/4" iron pipe set in the Northerly right of way line of State Highway No. 73, at 377 feet;

THENCE with a curve to the right along said right of way line, with a central angle of $21^{\circ} 12'$, and a radius of 1910 feet, a distance of 706.67 feet to end of curve;

THENCE South $62^{\circ} 55'$ East with said Northerly right of way line 931.17 feet to an iron pipe and the PLACE OF BEGINNING of the herein described Twenty (20) acre tract;

THENCE North $27^{\circ} 05'$ East 740.5 feet to an iron pipe for corner;

THENCE South $62^{\circ} 55'$ East 1425.75 feet to an iron pipe set in the West Bank of the San Jacinto River;

THENCE Southerly with the meanders of the West Bank of the San Jacinto River, South $45^{\circ} 55'$ West 81.85 feet;

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036-27-0275

THENCE South 64° 04' West 830.02 feet to an iron pipe set in the Northerly right of way line of State Highway No. 73.

THENCE North 62° 55' West with the Northerly right of way line of State Highway No. 73, 900 feet to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the Grantee, its successors, and assigns FOREVER. And Grantors do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the premises unto the Grantee, its successors and assigns, against every person whosoever lawfully claiming or to claim the same, or any part thereof.

To secure the payment of the Indebtedness herein, the Vendor's Lien is retained upon the real property herein conveyed, as well as Superior Title reserved, until such note evidencing the Indebtedness is fully paid according to its face, tenor and effect when this deed shall become absolute, such Indebtedness being further and additionally secured in its payment by a Deed of Trust, with power of sale, this day executed and delivered by Grantee to O. F. HORN, Trustee, for the use of the holder, or holders, thereof.

This conveyance is made by Grantors and accepted by Grantee subject to all mineral reservations set forth in instruments recorded in the pertinent records of Harris

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036-27-0276

County, Texas and affecting the property herein conveyed.

EXECUTED at Houston, Texas, this 3d day of
August, 1965 A.D.

M. Michael Gordon
M. Michael Gordon

Frank F. Spata
Frank F. Spata

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036-27-0277

THE STATE OF TEXAS |
|
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this
day personally appeared M. MICHAEL GORDON and FRANK F.
SPATA, known to me to be the persons whose names are
subscribed to the foregoing instrument, and acknowledged
to me that they executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3d
day of August, 1965 A.D.



Lucas M. Dugas
Notary Public in and for
Harris County, T e x a s

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036-27-0278

STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and was
duly RECORDED, in the Volume and Page of the named
RECORDS of Harris County, Texas, as shown; as hereon by
me, on

AUG 18 1965



Peterson
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
Peterson
COUNTY CLERK
HARRIS COUNTY, TEXAS

AUG 18 10 15 AM 1965

M. MICHAEL GORDON, ET AL	TO	OLE PETERSON CONSTRUCTION COMPANY, INC.	GENERAL WARRANTY DEED	<i>Return to:</i> <i>S.S. K. Clendon, Jr</i> <i>2131 - First City National</i> <i>Bank, Building</i> <i>Houston, Tex</i> M. MICHAEL GORDON ATTORNEY AT LAW SAN JACINTO BUILDING HOUSTON, TEXAS
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